

**RUSH
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**Lane Cottage, Whitbread Lane, Northiam, East Sussex, TN31 6QU.
£750,000 Freehold**

An attractive and incredibly spacious four bedroom detached family residence enjoying a private and semi-rural position of Northiam Village set within grounds to 0.38 acre. Accommodation to the ground floor comprises a bright reception hall, 17ft double aspect living room with open fireplace and French doors to the terrace and gardens, WC, stunning shaker style kitchen / breakfast room with Corian countertops and Rangemaster oven, double aspect dining room, large utility room and optional ground floor bedroom or home office. To the first floor a spacious landing with far reaching views serves three further principal bedrooms to include an 18ft master bedroom with full length fitted wardrobes and en-suite shower room, two further double bedrooms and well appointed main family bathroom suite. Outside enjoys a private rear garden with large Indian Sandstone terrace providing the ideal alfresco dining / entertaining space complete with outdoor heated swimming pool, large area of lawn and newly installed and fully insulated 27ft Dunster log cabin with power and lighting. To the front offers ample off road parking and detached garage. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front

Private driveway over hard standing for several vehicles extending to a detached garage, external lighting and power point, oil-tank location to rear of garage, high level brick wall incorporating gate to side terrace, area of lawn to front elevations with paved pathway to entrance, variety of planted Cherry blossom trees with established Buxus hedgerow, external light, paved front terrace with covered entrance and hardwood front door, further gated access to rear terrace and lawns.

Reception hallway

13' x 8'7 (3.96m x 2.62m)
Hardwood front door with viewing pane, carpeted flooring, UPVC window to front aspect with radiator below, pendant light, split level turned carpeted staircase serving bedroom four and first floor level accommodation , cupboard space below via oak door with light housing the consumer unit and electric meter, alarm panel.

Kitchen / breakfast room

12'7 x 12'4 (3.84m x 3.76m)
Limestone flagstone flooring, open access to both dining room and utility room, UPVC windows to both front aspects, pitched roof with two further Velux style windows to front, exposed ceiling and upright timbers, kitchen hosts a variety of matching base and wall units with shaker style doors beneath a marbled Corian countertops and matching upstands, variety of above counter level power points, integrated BOSCH dishwasher and pull out bin, under mounted double Belfast sink with swan neck rinser tap, base units with pull out space saver trays, selection of soft closing pan drawers, integrated below counter level fridge, fitted 1100 Rangemaster double oven with five ring induction hob (available by separate negotiation) , coloured glass splashback and matching extractor hood over. Freestanding island unit with pull out drawers, marbled Corian countertop and Oak breakfast bar with cupboards and space for stools below, ceiling downlights and column radiator.

Utility room

12'5 x 9' (3.78m x 2.74m)
Open access from kitchen, continuation o f the Limestone flagstone flooring, part glazed UPVC external door to rear terrace, further UPVC windows to front and side aspects, pitched ceiling with additional Velux style window to front aspect, chrome towel radiator, power points, variety of matching

base and wall units with shaker style doors, recess for freestanding fridge and freezer, under counter spaces and plumbing for dishwasher, washing machine and tumble dryer, laminated counter tops with inset ceramic basin with rinser tap, soft closing pan drawers.

Dining room

15'7 into the bay window x 11'3 (4.75m into the bay window x 3.43m)
Internal oak door, Limestone flagstone flooring, UPVC bay window to side aspect, further UPVC window to rear with views to adjoining farmland, open access to kitchen / breakfast room, space for dining table and chairs with pendant lighting over, dimmer lighting controls, painted shaker style wall panelling, power points.

Cloakroom

Internal oak door, ceramic tile flooring, obscure UPVC window to front, light, painted wall panelling with back to wall WC, radiator, corner vanity unit with basin.

Living room

17'6 x 17'6 into the bay (5.33m x 5.33m into the bay)
Internal part-glazed oak door, carpeted flooring, UPVC bay window to front elevations, full height glazed French doors with matching sidelight windows to the side terrace and gardens, large exposed brick fireplace with Oak bressumer and stone hearth, two double radiators, selection of wall lights, power points and TV point.

Split level staircase

Split level carpeted staircase serving bedroom 4 / reception 3 and first floor landing, carpeted landing with timber balustrade, UPVC window to rear aspect with far reaching views, ceiling light and power point, steps down to bedrooms 2 and 3, loft hatch over with access to a boarded loft space complete with lighting.

Bedroom 4 / Reception 3

12'8 x 10' (3.86m x 3.05m)
Internal oak door, carpeted flooring, UPVC to each side aspect, radiator, power points, ceiling light.

Master bedroom

18'2 x 13'1 (5.54m x 3.99m)
Internal oak door, carpeted flooring, UPVC dormer windows to front and side aspects, radiator, range of

full length fitted wardrobes complete with shelving and hanging rails, internal Oak door to airing cupboard with slatted shelving and unvented cylinder, internal Oak door to en-suite shower room, light and power points.

En-suite shower room

6'5 x 6'5 (1.96m x 1.96m)
Internal oak door, stone effect ceramic tile flooring, floor to ceiling wall tiling, chrome towel radiator, vanity unit with basin and shaker style cupboards below, push flush WC, extractor fan, large shower enclosure with screen door and digital Aqualisa shower controls, wall mounted LED lit sensor mirror, light.

Family bathroom

9'2 x 6'5 (2.79m x 1.96m)
Internal oak door, tile effect laminate flooring, obscure UPVC dormer window to front aspect, ceiling light, painted Butt and Bead wall panelling, part ceramic wall tiling, Heritage style pedestal wash basin and WC, freestanding roll top bath suite with traditional style taps, corner shower enclosure with shower mixer controls and large rainfall head, traditional style radiator.

Bedroom 2

12'8 x 10'3 (3.86m x 3.12m)
Internal oak door, carpeted flooring, UPVC window to side aspect, radiator, fitted wardrobes with bedside lighting, fitted king size bed base with fitted drawers below, power points.

Bedroom 3

12'9 x 7'5 (3.89m x 2.26m)
Internal oak door, carpeted flooring UPVC window to rear enjoying far reaching views, radiator, power points, light.

Gardens

Large Indian Sandstone paved terrace to the side elevations providing a private alfresco dining or entertaining space, outdoor heated swimming pool with retractable cover, garden shed housing the filter systems and air source heating supply for the swimming pool, garden enclosed by part newly installed close board fencing and established hedgerow backing onto open farmland, summer house, laid to lawn hosting a variety of flowering shrub beds, path with climbing rose arch leading to one end with a variety of raised beds, greenhouse,

specimen Apple tree and newly installed log cabin complete with power supply and lighting, paved path to rear elevations with floor mounted oil-fired boiler, access to enclosed side terrace with external door to utility room and garage, low level eaves storage cupboards, high level iron gate to driveway, external tap.

Dunster House Log Cabin

27' x 10'8 (8.23m x 3.25m)
Double doors and four windows to front aspect, power supply, heating and lighting.

Detached garage

Electrically operated roller door to front, UPVC window to side aspect, power supply and lighting (17'4 x 12'4) , stud partition walls to further storage areas measuring (8'9 x 6'5) and (8'5 x 6'6 max) UPVC external door to side.

Services

Oil-fired central heating system.
Private drainage - Septic tank.
Local Authority - Rother District Council. Band E.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



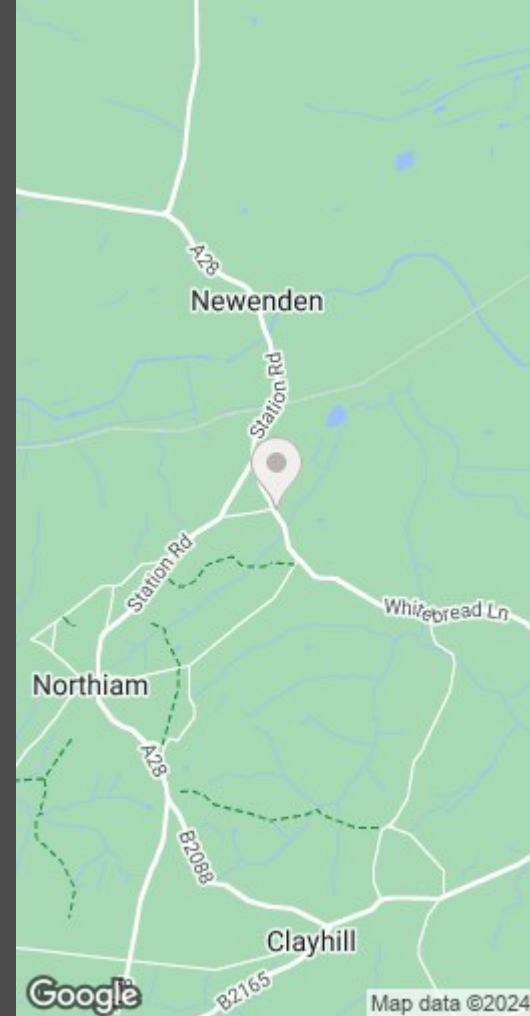




TOTAL FLOOR AREA: 2084 sq.ft. (193.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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